

THIS INSTRUMENT PREPARED BY:

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**CANCELLATION AND RELEASE OF
DECLARATION OF COVENANTS AND RESTRICTIONS**

This **Cancellation and Release of Declaration of Covenants and Restrictions** is made this _____ day of March, 2005 by **John Butler**, whose mailing address is 655 E. Tennessee Street, Tallahassee, Florida 32308, **J. Lee Vause**, whose mailing address is 57 Springview Drive, Crawfordville, Florida 32327, and **J. Lee Vause, as Trustee of The J. Lee Vause Trust under Agreement dated August 21, 1997** ("J. Lee Vause, as Trustee,") whose mailing address is 57 Springview Drive, Crawfordville, Florida 32327.

WHEREAS, J. Lee Vause and John Butler are the Declarants under that certain Declaration of Covenants and Restrictions dated December 2, 1991, and recorded on February 5, 1992 in Official Records Book 1541, at Page 406 of the Public Records of Leon County, Florida (hereinafter "the Declaration"); and

WHEREAS, the Declaration purports to encumber that certain real property located in Leon County, Florida, and more particularly described in **Exhibit "A"** attached hereto (hereinafter "the Property"); and

WHEREAS, J. Lee Vause transferred and conveyed all of the Property originally owned by him to J. Lee Vause, as Trustee; and

WHEREAS, the Declaration was originally made for the purposes of implementing and complying with a grant of vested rights by Leon County, Florida, on application VR0257LC (hereinafter the "Vested Rights") and placed on the Property at the direction of Leon County, Florida; and

WHEREAS, J. Lee Vause and John Butler, as Declarants, and J. Lee Vause, as Trustee and John Butler, as fee simple owners of the Property, wish to cancel and terminate the Declaration and specifically release the Property from being encumbered thereby.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and incorporating the above recitals herein, John Butler, J. Lee Vause and J. Lee Vause, as Trustee, by this instrument, terminate, cancel, revoke, rescind and release the Declaration, all covenants and restrictions that it purports to impose upon the Property, and all powers, rights, and interests it purports to convey or create.

IN WITNESS WHEREOF, John Butler, J. Lee Vause and J. Lee Vause, as Trustee have hereunto set their hands as of the date set forth above.

WITNESSES:

Print Name: _____

J. Lee Vause

Print Name: _____

Print Name: _____

J. Lee Vause, as Trustee of The J. Lee
Vause Trust under Agreement dated August
21, 1997

Print Name: _____

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this _____ day of March, 2005, by J. Lee Vause, individually, and as Trustee of The J. Lee Vause Trust under Agreement dated August 21, 1997. He ☐ is personally known to me or ☐ has produced _____
_____ as identification.

NOTARY PUBLIC, State of Florida

Print Name: _____

My Commission Expires: _____

Print Name: _____

John Butler

Print Name: _____

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this ____ day of March, 2005,
by John Butler. He ☐ is personally known to me or ☐ has produced _____
_____ as identification.

NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the parties cause this Agreement to be executed by their
duly authorized representatives this ____ day of March, 2005.

LEON COUNTY, FLORIDA

Attested by:
Bob Inzer, Clerk of the Court

By: _____
Cliff Thael, Chairman
Board of County Commissioners

By: _____
Bob Inzer, Clerk

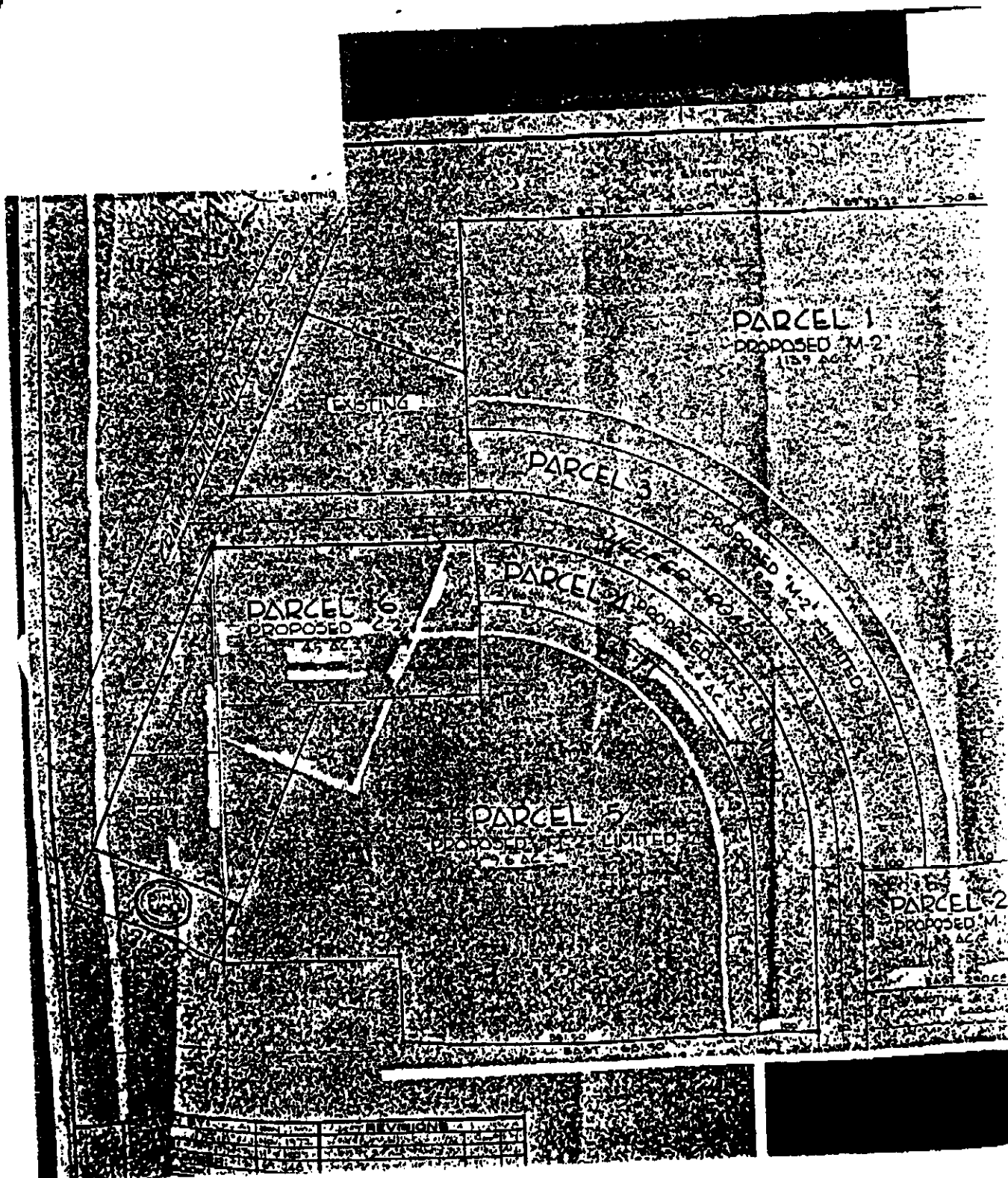
Date: _____

Approved as to form:
County Attorney's Office

By: _____
Herbert W. A. Thiele, Esq.
County Attorney

EXHIBIT A

OR1541PC0411



Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Leon County, Florida, and run thence North 00 degrees 13 minutes 48 seconds East 140 feet to a concrete monument, thence South 89 degrees 56 minutes East 279.99 feet to a concrete monument, thence South 00 degrees 15 minutes 08 seconds East 140.28 feet to an iron pin, thence East 754.48 feet to the Easterly right of way boundary of Shelfer Road (80 foot

DR1541PC041:

right of way), thence North 00 degrees 25 minutes East along said Easterly right of way boundary 260 feet, thence East 100 feet to the Point of Beginning. From said Point of Beginning continue East 190.13 feet, thence North 00 degrees 25 minutes 49 seconds East 1064.5 feet to a concrete monument, thence North 89 degrees 53 minutes 22 seconds West 350.84 feet to an iron pipe, thence North 89 degrees 51 minutes 04 seconds West 560.09 feet to an iron pipe, thence South 00 degrees 11 minutes 51 seconds West 342.27 feet, thence South 89 degrees 45 minutes East 4.3 feet to a point of curve to the right, thence along said curve with a radius of 712.86 feet, through a central angle of 90 degrees 10 minutes, an arc distance of 1121.83 feet, thence South 00 degrees 25 minutes West 6.27 feet to the Point of Beginning, containing 12.84 acres, more or less.

PARCEL 3

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Leon County, Florida, and run thence North 00 degrees 13 minutes 48 seconds East 140 feet to a concrete monument, thence South 89 degrees 56 minutes East 279.99 feet to a concrete monument, thence South 00 degrees 15 minutes 08 seconds East 140.28 feet to an iron pin, thence East 754.48 feet to the Easterly right of way boundary of Shelfer Road (80 foot right of way), thence North 00 degrees 25 minutes East along said Easterly right of way boundary 260 feet to the Point of Beginning. From said Point of Beginning continue North 00 degrees 25 minutes East along said Easterly right of way boundary 7 feet to a point of curve to the left, thence along said right of way curve with a radius of 612.86 feet through a central angle of 90 degrees 10 minutes for an arc distance of 964.46 feet, thence North 89 degrees 45 minutes West along the Northerly right of way boundary of Shelfer Road (80 foot right of way), a distance of 4.21 feet, thence North 00 degrees 11 minutes 51 seconds East 100 feet, thence South 89 degrees 45 minutes East 4.30 feet to a point of curve to the right, thence along said curve with a radius of 712.86 feet, through a central angle of 90 degrees 10 minutes for an arc distance of 1121.83 feet, thence South 00 degrees 25 minutes West 6.27 feet, thence

PARCEL 4

DR1541PC0413

ALSO: Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Leon County, Florida, and run thence North 00 degrees 13 minutes 48 seconds East 140 feet to a concrete monument, thence South 89 degrees 56 minutes East 279.99 feet to a concrete monument, thence South 00 degrees 15 minutes 08 seconds East 140.28

feet to an iron pin, thence East 574.47 feet to the Point of Beginning. From said Point of Beginning run North 00 degrees 25 minutes East 268.31 feet to a point of curve to the left, thence along said curve with a radius of 432.86 feet, through a central angle of 90 degrees 10 minutes, for an arc distance of 681.19 feet, thence North 00 degrees 15 minutes East 100 feet to the Southerly right of way boundary of Shelfer Road Road (80 foot right of way), said point lying on a curve concave to the Southerly, thence from a tangent bearing of South 89 degrees 45 minutes East run Easterly and Southerly along said right of way curve with a radius of 532.86 feet, through a central angle of 90 degrees 10 minutes, for an arc distance of 838.56 feet, thence South 00 degrees 25 minutes West along the Westerly right of way boundary of said Shelfer Road (80 foot right of way) a distance of 267.58 feet, thence West 100.01 feet to the Point of Beginning, containing 2.36 acres, more or less.

PARCEL 5

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Leon County, Florida, and run thence North 00 degrees 13 minutes 48 seconds East 140 feet to a concrete monument for the Point of Beginning. From said Point of Beginning run thence South 89 degrees 56 minutes East 279.99 feet to a concrete monument, thence South 00 degrees 15 minutes 08 seconds East 140.28 feet to an iron pin, thence East 574.47 feet, thence North 00 degrees 25 minutes East 268.31 feet to a point of curve to the left, thence along said curve with a radius of 432.86 feet, through a central angle of 90 degrees 10 minutes for an arc distance of 681.19 feet, thence South 00 degrees 15 minutes West 150 feet, thence North 89 degrees 45 minutes West 264.08 feet, thence South 23 degrees 29 minutes 46 seconds West 405.15 feet, thence South 00 degrees 13 minutes 48 seconds West 43.34 feet to the Point of Beginning, containing 9.88 acres, more or less.

RECORDED IN THE PUBLIC
CLERK OF CIRCUIT COURT
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